



North Bay Village

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HARBOR ISLAND PARKING IMPROVEMENTS (10/13/2020)

North Bay Village residents have long experienced issues with street parking on Harbor Island (HI), and the Village's longstanding parking system has been widely criticized. As a result, both the Village Commission and countless residents asked Village Staff to study and redesign the parking policies for HI. Working with Tim Haahs (www.timhaahs.com/), an award-winning parking consulting firm with over a quarter-century of experience designing and redesigning parking programs across the United States, the Village undertook an analysis of parking on HI.

Public workshops were conducted on September 26, 2019 and December 19, 2019, in order to obtain resident input. Key findings from the public learned at the workshops included:

- HI *visitors* are parking in parking spots most convenient to HI *residents*, forcing the residents to park further away from their buildings. This is an inconvenience and poses a safety issue during evening hours or adverse weather.
- The then-current method for issuing visitor/residential parking for HI was outdated and inconvenient for residents and visitors. Visitor passes required in-person visits to Village Hall or the Police Dispatch building, including in the middle of the night. This was particularly cumbersome for issuance of temporary visitor parking decals.
- The number of residential parking decals issued is considerably higher than the available street parking.
- There is no established limit as to how many residential parking decals would be issued to a building. The system was first-come-first-served, potentially leaving out the neediest residents.
- Some HI buildings required to provide their own parking through the construction of on-site garages were nonetheless being allowed to purchase decals, at the expense of longstanding, "legacy" buildings who did not have garages at their disposal.
- The annual cost of a decal (\$25) was insufficient to cover the administrative cost of operating the parking program.

Harbor Island Recommendations Adopted by Commission

The Village is in the process of paving East and West Drives, including restriping all parking spots on both streets. As a result, the Village is taking both *Short-Term (or Immediate) Steps* to improve parking on HI and *Long-Term Steps* for when the roads have been paved and restriped.

In order to address those challenges and implement a parking program that works for as many HI residents and visitors as possible, the Village Commission has adopted the following parking policies for HI:

1. Once the roads have been paved and restriped, the Village will install an app-based parking system for both resident parking and visitor parking, eliminating the need for anyone to come to Village Hall or the Police Dispatch building in order to obtain a decal to park. The Police Department will be able to enforce parking rules through the use of its License-Plate Reader (LPR) technology, which lets us know which cars are eligible for resident parking, which are paying to use visitor parking, and which cars have not paid for either (and should be ticketed).

2. Beginning immediately, buildings without parking garages shall be allotted traditional, adhesive parking decals as follows:
 - an efficiency or 1-bedroom apartment is eligible for one decal;
 - a 2-bedroom apartment is eligible for 2 decals, and
 - a 3 bedroom-apartment is eligible for 3 decals.

Our Parking Administrator Denese Fecht has been in direct contact with the condo managers for each building that does not have a garage, and she is selling parking decals to each manager based on the formula above, for \$25/decal. In turn, the condo manager provides Ms. Fecht with a contact list for any building resident obtaining a decal.

3. The Village will designate the four (4) spaces directly in front of the Dog Park and seven (7) spaces in front of Vogel Park for 2-hour-maximum parking from 7am to 9pm and Metered Parking from 9pm to 7am.
4. Once the paving, restriping and app-based parking system are in place, visitor parking will cost \$1.25/hour, with a maximum 24-hour rate of \$15.
5. Rather than raising resident decal pricing from \$25 in 2020 to \$150 in 2021, as originally recommended, prices will rise as follows:
 - To \$100 in 2021, offering residents who have a 2020 decal a \$25 credit
 - To \$125 in 2022
 - To \$150 in 2023
 - Give residents who have the county's senior citizen homestead exemption (for low-income seniors) a discounted parking decal rate: \$50 in 2021; increasing by \$5 each subsequent year.
6. Although the initial Tim Haahs recommendations supported having two parking zones (East Drive as one zone, West Drive as another zone), the Village will not enforce resident parking on a zone basis. This will assist East Drive residents, in particular, as parking is relatively scarce on their block relative to the number of East Drive residents.

Any questions? Please contact Parking Administrator Denese Fecht at 305-756-7171 or ddf@nbvillage.com.

Appendix A: Parking Counts Created by the Resurfacing/Restriping Project

East Drive: Total of 219 Spaces

- Five (5) ADA Spaces – To meet ADA requirements, HI must have at least 17 ADA spaces total, divided between East and West Drives.
- Two (2) parking spaces will be set aside for motorcycle/moped parking, yielding parking for eight (8) motorcycles
- One-hundred and ninety (190) Resident Spaces
- Twenty-two (22) Visitor (Metered) Spaces

West Drive: Total of 242 Spaces

- Twelve (12) ADA Spaces – To meet ADA requirements, HI must have at least 17 ADA spaces total, divided between East and West Drives.
- Two (2) parking spaces will be set aside for motorcycle/moped parking, yielding parking for eight (8) motorcycles
- Two-hundred (200) Resident Spaces
- Twenty-eight (28) Visitor (Metered) Spaces